

# MINUTES OF COUNCIL MEETING

February 24, 2009

STRATA CORPORATION  
NW 136

“VILLA MONTECITO”

**This notice contains important information which may affect you. Please ask someone to translate it for you.**

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。

ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

**Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin nhờ người phiên dịch hộ.**

**Este aviso contiene información importante que puede afectarle personalmente. Pídale a alguien que se lo traduzca.**

**Ce document contient des renseignements importants qui pourraient vous concerner. Veuillez demander à quelqu'un de vous le traduire.**



2. Landscaping Report:

Several landscaping projects will be initiated once the weather is more favorable; they include, but are not limited to, the following:

- The bamboo in the area in front of 7319 will be addressed. Council is hoping to reduce or remove the amount of bamboo growing in this area.
  - In the area of 7363 there are some diseased plants that will be removed and replaced with something compatible to the area.
  - In the area around 7325 there are some very dark spots and the plants are not doing well. Decisions with regard to the type of plants that will do better in this zone will be considered.
3. Roof Vent Insulation: Harvard Roofing is on site to install more ventilation to the areas where they had previously reduced the ventilation from the roof. Their work will be inspected by ATC Consulting.
4. Mailboxes: This item will be updated at the next regularly scheduled Council Meeting.
5. Stucco Work: The outstanding stucco work required for the windows that were installed this past year is near completion. Council is waiting for the contractor to review the work performed and follow up on any deficiencies. The remaining deficiencies will be addressed once the weather is more favourable.

## FINANCIAL REPORTS

1. Financial Reports: After review and discussion, it was moved, seconded (Fraser/Ryes) and carried unanimously to approve the November and December 2008 and January 2009 Financial Reports, as prepared by Bayside.
2. Accounts Receivable: Council reviewed the Accounts Receivable Report as at the date of this meeting. Following discussion, Council instructed Bayside to effect collection of all outstanding accounts, as necessary.

**If you have received correspondence regarding overdue account balances, please contact Bayside immediately to discuss your overdue account.**

## NEW BUSINESS

1. Block Watch: Attached to these Minutes is a Blockwatch flyer regarding information that may be useful to the Owners.
2. New Lighting: Council will now begin to work to have the new lighting, as approved at the Annual General Meeting, installed. New fixtures will be installed in the breezeways and on the end wing walls of each building.

3. Caretaker: Council has reviewed three resumes and interviewed all three candidates for the Caretaker's position, which was approved at the Annual General Meeting. The new Caretaker will be Richard Mackiewicz. Rick is the handy man that has been working in the complex for the past year; he will begin March 1<sup>st</sup>, 2009.
4. Correspondence: Council reviewed correspondence from Owners regarding squirrels and snow removal. Bayside has been directed to respond accordingly.
5. Spring Cleaning: Council will be arranging to have large bins brought to the property again this spring for Owners to get rid of their rubbish. Owners will be notified as to when the bins will be available.
6. Maintenance items: Council reviewed several maintenance items that will be undertaken in the near future; they include, but are not limited to, the following:
  - Patio maintenance
  - Rust under breezeways
  - Pest issues

Communication with Council: Owners please note that communication with Council is done via the Property Manager and will be dealt with at the **next regularly scheduled Council Meeting**. Anonymous letters will not be accepted or acknowledged.

#### CABANA RENTALS

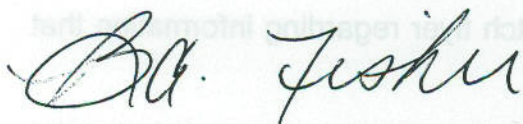
**Contact: Sven Bellamy @ [sevenb@hotmail.com](mailto:sevenb@hotmail.com) 778.886.1971**

#### EMERGENCIES

For after hours, holiday, or weekend emergencies, **DO NOT** call the Property Manager's direct line or send an e-mail. **You need to call 604.432.7774** if you are calling regarding anything that cannot wait until the next business day.

There being no further business to discuss, the meeting was terminated at 6:30 PM.

The next Council Meeting has been scheduled for Tuesday, March 24<sup>th</sup>, 2009 at 6:00 PM in the Cabana.



Barbara Fisher, Property Manager  
**BAYSIDE PROPERTY SERVICES LTD.**  
Suite #100 – 6400 Roberts Street, Burnaby, BC V5G 4C9

Tel: 604.432.7774 (24 hrs – after office hours, emergencies only please)  
Fax: 604.430.2698  
**Direct: 604.629.8771**  
Email: [bfisher@baysideproperty.com](mailto:bfisher@baysideproperty.com)

Unwanted Appliance and Furniture Pick Up

You may contact the City of Burnaby @ 604.294.7210 to arrange for pick ups.

For appliances – call for same day pick up and for furniture call 24 hours prior to pick-up.

\*\*Recent revisions to the Real Estate Regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes provided to you, at no cost, as replacement minutes will be subject to payment of a fee.

**Weekend / Holiday / Evening Service Call Instructions**

Should you encounter a situation requiring emergency attention, please contact Bayside's office at 604.432.7774 and advise the operator of the situation giving as many details as possible. Ensure that you state it is an emergency and leave your name and telephone number. Your call will be returned promptly by the On-Call Property Manager so please keep your telephone line free in order that the emergency may be addressed.

Your cooperation in this regard is appreciated.



# BLOCKWATCH

KEEP VILLA MONTECITO SAFE FROM BURGLARS!

Villa Montecito's defunct Blockwatch Committee is up and running again and we need your help! Crime rates are on the rise in Burnaby. Let's band together and protect our property from criminals and vandals!

As an active Blockwatch community, we look out for our closest neighbours and our entire complex. By staying alert to the activities going on around us we will help deter unwanted visitors from lurking about our homes. Please become a member of this valuable committee.

Contact your Blockwatch Captains, Renate, rdoege@telus.net, and/or Rosanne, ilovestinkycheez@yahoo.ca, for more information.

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